169.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,114,100 / 1,114,100
					USE VALUE:	1,114,100 / 1,114,100
					ASSESSED:	1,114,100 / 1,114,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	WEST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWITON MARVIN R--ETAL
Owner 2:	LOWN NAOMI R
Owner 3:	
Street 1:	18 WEST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,375 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 3188 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9375.000	617,300	5,900	490,900	1,114,100
Total Card	0.215	617,300	5,900	490,900	1,114,100
Total Parcel	0.215	617,300	5,900	490,900	1,114,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.52 | /Parcel: 349.5

Legal Description

User Acct 111756

GIS Ref

GIS Ref

Insp Date 01/08/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	617,300	5900	9,375.	490,900	1,114,100	1,114,100	Year End Roll	12/18/2019
2019	104	FV	459,200	5900	9,375.	490,900	956,000	956,000	Year End Roll	1/3/2019
2018	104	FV	459,200	5900	9,375.	434,800	899,900	899,900	Year End Roll	12/20/2017
2017	104	FV	431,900	5900	9,375.	364,700	802,500	802,500	Year End Roll	1/3/2017
2016	104	FV	431,900	5900	9,375.	364,700	802,500	802,500	Year End	1/4/2016
2015	104	FV	387,100	5900	9,375.	315,600	708,600	708,600	Year End Roll	12/11/2014
2014	104	FV	387,100	5900	9,375.	305,000	698,000	698,000	Year End Roll	12/16/2013
2013	104	FV	401,900	5900	9,375.	290,300	698,100	698,100		12/13/2012

!13046!

PRINT

Date	Time
12/11/20	03:03:31

LAST REV

Date	Time
04/02/19	09:38:49
danam	
13046	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17864-71		2/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2018	1652	Re-Roof	11,541	C				
10/18/2018	1546	Re-Roof	11,541	C				
5/24/2018	691	Redo Bat	15,800	C				
3/20/2008	1165	Redo Kit	11,900			G9	GR FY09	
6/18/1998	416	Manual	5,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2009	Measured	372	PATRIOT
4/29/2000	Inspected	197	PATRIOT
12/15/1999	Measured	243	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9375		Sq. Ft.	Site		0	70.	0.75	8									490,875						490,900	

Total AC/HA: 0.21522 | Total SF/SM: 9375 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 490,875 | Spl Credit | Total: 490,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Fair
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97941172
Const Adj.:	0.99742496
Adj $ / SQ:	166.071
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758359
Depreciation:	141055
Depreciated Total:	617304

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
1	5	2	
Totals			
2	15	7	

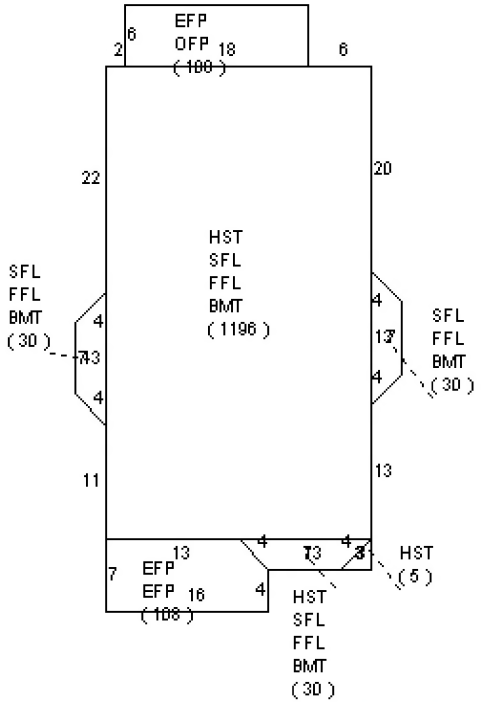
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.07
Special Features:	0	Val/Su Net:	125.83
Final Total:	617300	Val/Su SzAd	193.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,286	49.820	64,070
FFL	First Floor	1,286	166.070	213,568
SFL	Second Floor	1,286	166.070	213,568
HST	Half Story	616	166.070	102,217
EFP	Enclos Porch	324	35.540	11,514
OFP	Open Porch	108	31.700	3,423

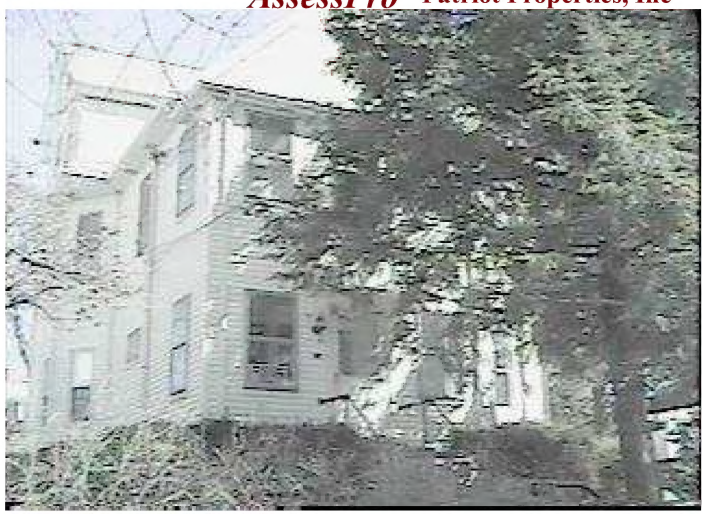
Net Sketched Area:	4,906			Total:	608,360
Size Ad	3187.5	Gross Are	5521	FinArea	3188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	20X20	A	AV	1920	3.19	T	40.8	104			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900